

TOWNSHIP OF ROCHELLE PARK PLANNING BOARD

151 WEST PASSAIC STREET

JUNE 23, 2016 MEETING

A G E N D A

MEETIN CALLED TO ORDER BY CHAIRMAN – 8:00 P.M. –

ROLL CALL –

APPROVAL OF MINUTES –

MEMORIALIZATIONS –

BUILDING AND LAND USE APPLICATIONS –

Applicant – Prime Studio, LLC

114 Essex Street Block 2 Lot 25

Minor Site Plan – Tenant Review

Applicant - Emigrant Mortgage Company, Inc.

350 West Passaic Street – 2nd Floor

Minor Site Plan – Tenant Review

Applicant - Real Life Inovations

350 West Passaic Street – 4th Floor

Minor Site Plan – Tenant Review

COMMITTEE REPORTS –

LITIGATION –

PAYMENT OF BILLS –

OLD BUSINESS –

NEW BUSINESS –

PUBLIC –

ADJOURNMENT -

TOWNSHIP OF ROCHELLE PARK PLANING BOARD

151 WEST PASSAIC STREET

JUNE 23, 2016 MEETING MINUTES

The meeting was called to order by Chairman Ed Kaniewski at 8:00 P.M.

Mr. Kaniewski stated that proper notice of the meeting had been given to all parties specied in applicable law. He also stated that the meeting was being recorded and the proper procedures for addressing the Board.

ROLL CALL: - Present – E. Kaniewski, R. Zavinsky, C. Mueller, D. Kingma, G. Artola,
M. Collins, M. Kazimir, J. Marolda, Attorney – A. Gallina,
Secretary – F. Madden

Absent- S. Viola, F. Valenzuela, H. Mullin

APPROVAL OF MINUTES - A motion was by Ms. Artola to approve the minutes of the May 26, 2016 meeting, seconded by Ms. Mueller.

Voting – Yes – Kaniewski, Zavinsky, Mueller, Kingma, Artola, Collins,
Marolda

No – None

Abstain – Kazimir

Minutes Approved

MEMORIALIZATIONS - - A motion was made by Ms. Artola to memorialize the approval of the NJ Decorating Exchange, 174 Route 17 North, Block 42.02 Lot 1 and Block 43.02, Lot 1.02, approved at the June 9, 2016 Special Meeting, seconded by Mr. Zavinsky.

Memorialization Approved Unanimously

A motion was made by Ms. Artola to memorializae the approval of the application of Ascentium Capital, 365 West Passaic Sreet, Block 365 West Passaic Street - Block 1.03.01 Lot 1.02, approved at the May 26, 2016 meeting, seconded by Ms. Mueller.

Memorialization Approved Unanimously

A motion was made by Ms. Artola to memorialize the approval of ICAD Dental Laboratory, 50 Essex Street – Block 3 Lot 41 - 48 , approved at the May 26, 2016 Meeting, seconded by Mr. Zavinsky. Memorialization Approved Unanimously

A motion was made by Artola to memorialize the approval of the application of Englewood Hospital Medical Center, 336 West Passaic Street – Block 102 Lot 7.04, approved at the May 26, 2016 meeting, seconded by Mr. Zavinsky.

Voting – Yes – Kaniewski, Zavinsky, Mueller, Artola, Collins, Kazimir, Marolda

No – None

No Vote – Kingma

Memorialization Approved

BUILDING AND LAND USE APPLICATIONS:

Applicant – Prime Studio, LLC

114 Essex Street Block 2 Lot 25

Minor Site Plan – Tenant Review

Matthew S. Rogers, attorney representing the applicant, submitted the documents. Mr. Gallina stated that the documents were complete.

Adam Dar, the principal applicant and manager of the subject premises, was sworn. The application is for a retail kitchen showroom. The tenant will display kitchen cabinets, countertops, and island designs for sale.

The Hours of operation will be: Monday – Saturday – 9:00 A.M. – 6:00 P.M. The Tenant will employ one(1) employee. The approximate space will be 1,000 sq.ft. There will be no exterior modifications to the building. The subject space will be open and will be used as kitchen display areas. There are 54 parking spaces on site. The owner has an easement for parking on Midland Street. Four(4) parking spaces will be assigned to the tenant. There will be no construction or manufacturing of kitchen on site. The site will be used as a Showroom.

PUBLIC – None

Prime Studio, LLC (continued) -

A motion was made by Mr. Zavinsky to approve the application, seconded

By Ms. Mueller.

Motion Approved Unanimously.

Applicant – Emigrant Mortgage Company, Inc.

350 West Passaic Street Block 1.06 Lot 6 2nd Floor

Minor Site Plan – Tenant Review

Jack Coll, 1st Vice President, was sworn. He presented the documents. Mr. Gallina Stated that the application was complete.

Mr. Coll stated that the Applicant is a Subsidiary of Emigrant Bank. The proposal is to operate a general office for mortgage originations at the site. The Applicant has been in business in New Jersey for 22 years. The subject space is approximately 550 sq.ft. There will be three(3) mortgage sales people on site. There are 75 parking spaces available for visitors. Two(2) parking spaces have been assigned to the Applicant.

The Hours of Operation:- Monday – Friday – 9:00 A.M. -6:00 P.M. The Applicant Estimates that one(1) or two(2) will visit the site per month. There will be no interior Modifications to the premises.

PUBLIC – None

A motion was made by Ms. Collins to approve the application, seconded by

Mr. Kazimir.

Motion Approved Unanimously

Applicant – Real Life Inovations

350 West Passaic Street Block 1.02 Lot 6 4th Floor

Minor Site Plan – Tenant Review

Offer Shapiro appeared and was sworn. He submitted the documents for review.

Mr. Gallina stated that the application was complete.

Real lfe Inovations (Continued)

Mr. Shapiro stated that the Applicant is an Investment company. The application proposes To operate a general office. There will be two(2) employees on site. There are 75 parking spaces for visitors and one for the Applicant.

The Hours of Operation: Monday – Saturday - 9:00 A.M. – 6:00 P.M.

There will be no interior modifications to the premises.

PUBLIC – None

A motion was made by Mr. Zavinsky to approve the application, seconded by Ms. Collins. Motion Approved Unanimously

COMMITTEE REPORTS: - None

LITIGATION: - None

OLD BUSINESS: - None

NEW BUSINESS: None

PUBLIC: - None

PAYMENT OF BILLS: - A motion was made by Mr. Kazimir to pay the bills, seconded by Mr. Zavinsky. Motion Approved Unanimously

Mr. Gallina stated the Board needed to add an item to next month's meeting agenda dealing with conducting an examination and preliminary investigation as to whether Block 92, Lots 1 & 2 and Block 93 Lot 1 identified on a map on file with the Municipal Clerk, and to study said area as a "condemnation redevelopment area." He added that the hearing date must be published with particular directives and conditions.

A motion was made by Ms. Artola approve the adding to the agenda and other Conditions set forth by Mr. Gallina, seconded by Mr. Zavinsky.

Motion Approved Unanimously

ADJOURNMENT: A motion was made by Mr. Zavinsky to adjourn the meeting,
seconded by Ms. Artola

Motion Approved Unanimously

The meeting was adjourned at 9:15 P.M.

Respectfully submitted,

A handwritten signature in cursive script, appearing to read "Frank Madden", with a horizontal line extending to the right.

Frank Madden

Secretary.